



3 Forestbank, Livingston

Offers Over £180,000



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This beautifully presented four bedroom, two bathroom terraced house effortlessly combines contemporary style with practical family living, offering generous and flexible accommodation across two well appointed floors. Upon entering through a modern front door, you are welcomed by a light filled entrance hall with a carpeted staircase and a striking feature wall with brick detailing. The ground floor flows seamlessly into two spacious reception rooms, each graced by large windows that bathe the interiors in natural light, enhancing the welcoming ambience.

The main living areas are thoughtfully arranged for comfort and sociability, boasting plush seating, modern lighting fixtures - including a statement chandelier and ample built in storage for an uncluttered environment. Neutral décor throughout provides an elegant backdrop, ready for personal touches and effortless adaption to any lifestyle. The heart of the home is the sleek, modern kitchen, designed with high gloss units, integrated appliances and abundant countertop space. Large windows provide delightful views of the garden, while a door offers direct access to the patio, facilitating a harmonious indoor outdoor flow. The kitchen's layout includes a compact dining area, perfect for casual family meals or entertaining friends.

Upstairs bedrooms each benefit from generous natural light and a calming palette, with space for wardrobes and double beds ensuring practical storage without compromising style. Downstairs features a king size bedroom with ample space for single level living.

Both bathrooms are finished to a contemporary standard, featuring modern towel radiators, built in storage cabinets and a combination of fresh white and light teal tiling. A sleek glass enclosed shower and ample natural light in the main bathroom elevate the comfort and convenience of daily routines.



Beyond the interiors, the property boasts a range of additional features designed to enhance every day living. The rear garden is a true highlight, offering a spacious, low maintenance paved patio, perfect for summer entertaining or relaxed outdoor dining. Privacy fencing ensures a secure and tranquil environment, while a garden shed provides valuable extra storage for outdoor equipment and seasonal items. The front of the house is equally appealing, with a neat, low maintenance garden bordered by fencing and a paved pathway leading to a private entrance, complemented by double glazed windows for increased comfort and energy efficiency.

Externally, the property benefits from convenient parking via communal bays located to the side of the home, providing accessible and shared parking for residents and visitors alike. Situated within a highly sought after pocket of Livingston, the property falls within the catchment for Inveralmond High School and Toronto Primary School, both of which are within comfortable walking distance, making this an ideal setting for families. Livingston is widely regarded as an excellent commuter town, offering superb connectivity. Nearby train stations such as Uphall railway station and Livingston North railway station provide regular services to both Edinburgh and Glasgow, while the nearby M8 motorway further enhances accessibility for those travelling by car. For everyday amenities and leisure, residents are just a short distance from the Livingston Designer Outlet, offering a wide range of high street retailers, restaurants, cafés and entertainment options, making it a vibrant and convenient location to call home.

Home Report Value- £180,000

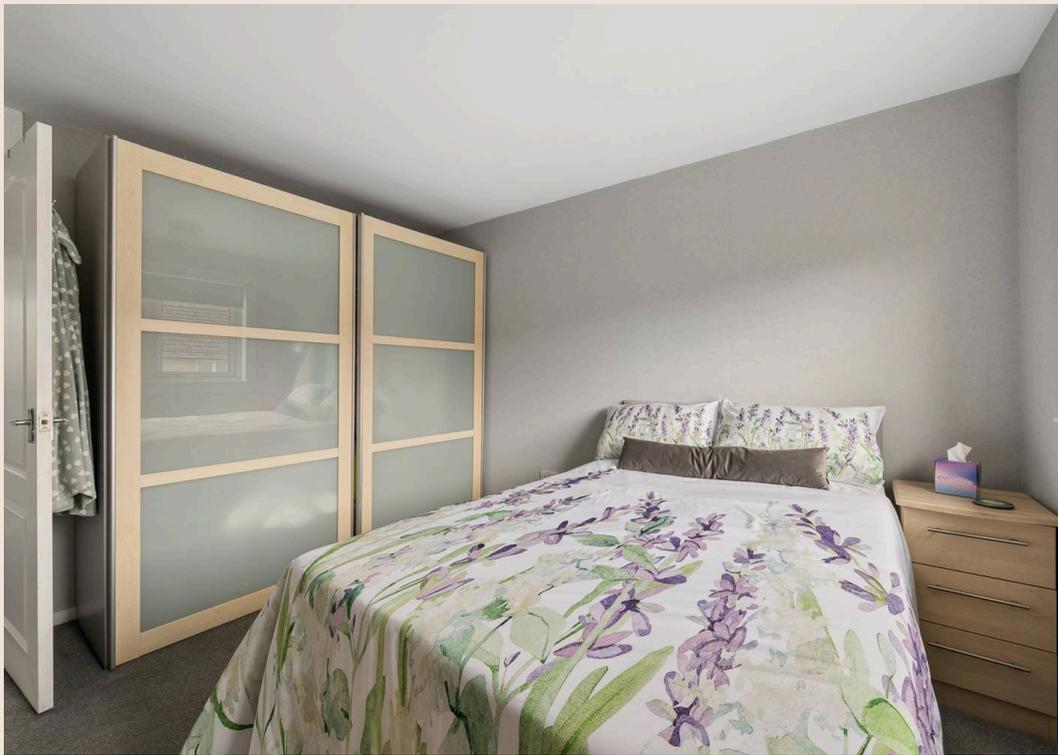
EPC - C

Council Tax Band - B

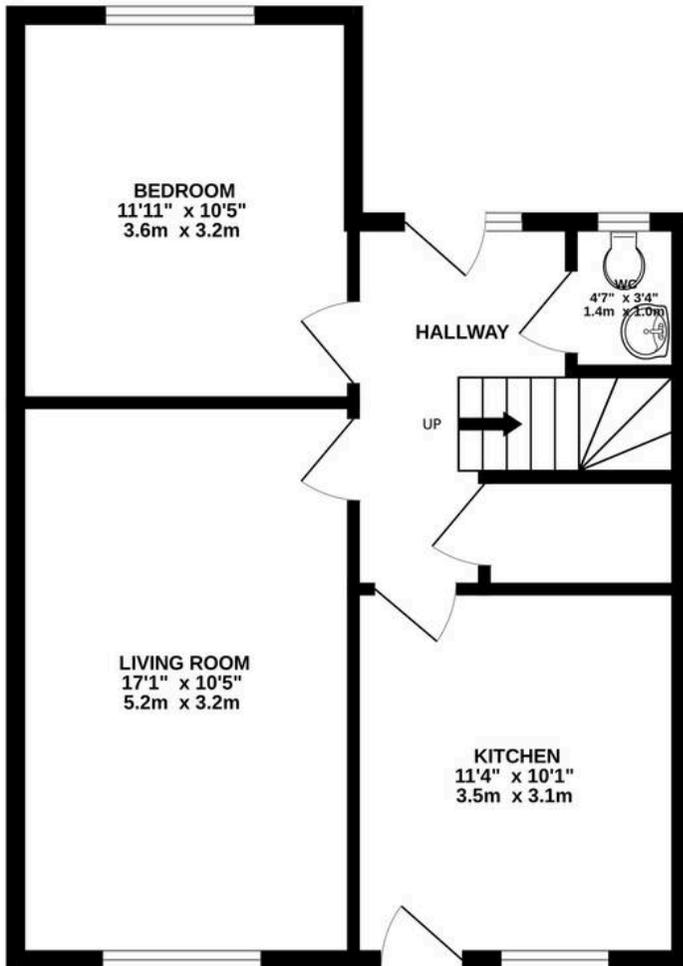
Square Ft- 1033/ 96m²

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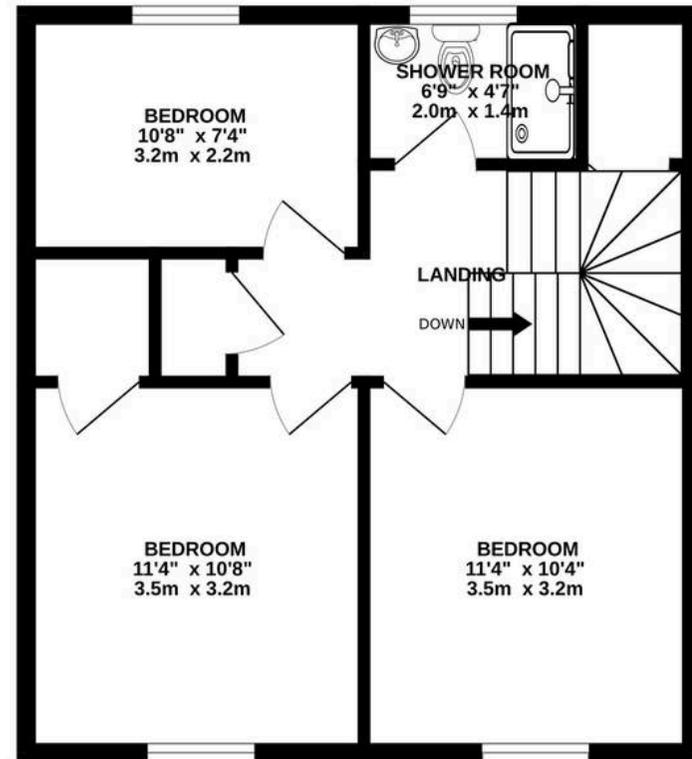




GROUND FLOOR
529 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 993 sq.ft. (92.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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